

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
September 10, 2018

Mr. Witkowski called the public hearing for Janet and Vincent Nykiel, Special Permit No. 06SP18, to order at 6:30PM.

Ms. Kurtz stated 18 letters were sent out and no written responses were received back.

As no one was present to express any concern, Mr. Witkowski then opened the public hearing for Donald Robbins, Special Permit No. 07SP18.

Ms. Kurtz stated 31 letters were sent out and there were no responses.

As no one was present to express any concern, Mr. Witkowski closed the public hearing for both Special Permits at 6:45PM.

The September 10, 2018 Planning Board meeting started with a roll call of the members.

<u>MEMBERS PRESENT:</u>	<u>PRESENT</u>	<u>ABSENT</u>	<u>LATE ARRIVAL</u>
Stan Witkowski, Chair	<u>X</u>	___	___
Nancy Gabel	<u>X</u>	___	___
Chris Mooney, Vice-Chair	<u>X</u>	___	___
Jon Serdula	<u>X</u>	___	___
Donna Sue Kerrick	<u>X</u>	___	___
Jeff Martin, alternate	<u>X</u>	___	___
Shonna Freeman, liaison	<u>X</u>	___	___
Gill Harrop, CEO	<u>X</u>	___	___

<u>ALSO PRESENT:</u>			
Deb Kogut	Jim Hillman	Candy Dietrich	
Marilyn Robbins	Donald Robbins	Joel Smith	
Janet Nykiel	Vincent Nykiel	Jim Coots	
David Farmer			

MINUTES:

Mr. Serdula made a motion to approve the August 13, 2018 minutes as amended, seconded by Ms. Kerrick.

A roll call vote was taken.

<u>VOTE RECORD:</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Stan Witkowski	<u>X</u>	___	___	___
Nancy Gabel	<u>X</u>	___	___	___
Donna Sue Kerrick	<u>X</u>	___	___	___
Chris Mooney	<u>X</u>	___	___	___
Jon Serdula	<u>X</u>	___	___	___

Ayes-5 Nays-0. Abstain-0. Absent-0. Late-0.

NEW BUSINESS:

SPECIAL PERMIT NO. 06SP18 for Janet and Vincent Nykiel: Property located at 9283 Spruce Rd. Request to place second dwelling on a single lot.

Ms. Kerrick made a motion to accept Special Permit No. 06SP18 as submitted, seconded by Mr. Mooney.

Mr. Witkowski read an email the Nykiel's sent to Code Enforcement Officer Harrop to those present. (On file)

Mr. Witkowski stated since this was a Special Use Permit a SEQR would need to be completed. And the Planning board would act as lead agency for Part 2 of the SEQR.

Upon review of Part 1 of the SEQR, item number 9 was changed to No and the applicant initialed the change.

Upon completion of Part 2, it was then determined the proposed action would not result in any significant adverse environmental impact.

Upon further discussion, Ms. Gabe made a motion to approve Special Permit Application 06SP18, seconded by Mr. Serdula.

A roll call vote was taken. Ayes-5. Nays-0.

SITE PLAN APPLICATION for Nykiel:

Ms. Gabel made a motion to accept the site plan application, seconded by Mr. Serdula.

Mr. Witkowski stated the applicant was complete and found no issues with the application.

Mr. Harrop stated he had no issue with the application.

Mr. Witkowski informed Mr. Nykiel that he had 90 days in which to start the project once the building permit was issued.

SPECIAL PERMIT APPLICATION 07SP18 for Donald Robbins: Property located at 9648 Treasure House Rd. Request to construct a 30' by 50' pole barn.

Ms. Gabel made a motion to accept Special Permit Application No. 07SP18, seconded by Ms. Kerrick.

Mr. Witkowski stated the application was heard and approved as an area variance by the Zoning Board of Appeals on September 4, 2018.

Mr. Witkowski declared the Planning Board as lead agency for the SEQR.

Upon review of Part 1, item numbers 1 and 9 were changed to No, then initialed by the applicant.

Upon completion of Part 2, it was determined the proposed action would not result in any adverse environmental impact.

As no one had any questions with this request, a roll call vote was taken. Ayes-5. Nays-0.

Mr. Robbins signed the Responsibilities and Conditions sheet. (On file)

SITE PLAN APPLICATION for Donald Robbins:

Mr. Mooney made a motion to accept the site plan application as submitted, seconded by Mr. Serdula.

Mr. Harrop stated the following:

- He had no issue with this request.
- There would be minimal excavation since the land was fairly level.
- The applicant would be using the existing driveway.
- He would issue a building permit if the site plan is approved and once he received approved septic plans from KWIC.

As no one had any issues with this request, a roll call vote was taken. Ayes-5. Nays-0.

SITE APPLICATION for Lisa Bartlett: Property located at 14517 Keuka Village Rd. Request to replace addition and remodel existing structure.

Mr. Mooney made a motion to accept this application, seconded by Ms. Gabel.

Mr. Harrop stated:

- Most of the proposed work was interior.
- He had no issues with this request.

Mr. Farmer, contractor for Ms. Bartlett was present to answer any questions.

Mr. Witkowski stated:

- This was heard and approved for variance by the Zoning Board of Appeals on September 4, 2018.
- It was a Type II action and no SEQR would be needed.
- Upon further review of the proposed plans: there were no setback, no viewshed and no drainage issues.

As no one had any issues with this request, a roll call vote was taken. Ayes-5. Nays-0.

Mr. Witkowski informed Mr. Farmer he had 90 days to start the project, once the building permit was issued.

SITE APPLICATION for Robert Blackburn: Property located at 10127 Wine Country Lane. Request to replace existing garage and install new septic system using existing tanks.

Mr. Mooney made a motion to accept this application as submitted, seconded by Ms. Gabel.

Mr. Witkowski stated:

- This application was heard and approved by the Zoning Board of Appeals on September 4, 2018 for an area variance to replace the existing garage.
- Placement of the new structure would be more toward conformity.
- No SEQR was needed as it was a Type II action.
- An email was received dated September 6, 2018 from Ronald Bellohusen stating they were working with the Blackburn's to help manage any drainage issues. (On file)

Mr. Witkowski encouraged Mr. Coots to invite Highway Superintendent Bauer or Steuben County Soil and Water to the site and get their input about helping with any potential drainage issues since the property was located on a private road.

Mr. Harrop stated:

- It was his experience that at least 3 neighbors are co-operating to correct any drainage issues.
- He had no issue with this request.

Mr. Coots, contractor for the Blackburn's was present to answer any questions.

As no one had any issues with this request, a roll call vote was taken. Ayes-5. Nays-0.

Mr. Witkowski informed Mr. Coots he had 90 days to start the project once the building permit was issued.

SITE APPLICATION for Kogut/Hillman: Property located at 11945 East Lake Rd. Request to replace existing garage.

Ms. Kerrick made a motion to accept the application, seconded by Ms. Gabel.

Mr. Witkowski stated:

- This application was heard and approved by the Zoning Board of Appeals on September 4, 2018 for an area variance to replace the existing garage.
- The setbacks would stay almost the same.
- No SEQR was needed as it was a Type II actions.

Mr. Harrop stated:

- He received the amended plot plan showing the new garage placement more aligned with the road right of way.
- He had no concerns about this request.

Mr. Witkowski stated:

- No SEQR was needed as it was a Type II action.
- The application was complete.

As no one had any issues with this request, a roll call vote was taken. Ayes-5. Nays-0.

SITE PLAN APPLICATION Cindy Flint: Property located 4174 Shorewood Dr. Request to construct a 35' by 40' by 20' dwelling.

Mr. Serdula made a motion to accept the application as submitted, seconded by Ms. Gabel.

Mr. Harrop stated:

- The application went to variance as an accessory building to the Zoning Board of Appeals on September 4, 2018 and at that time the applicant changed the request to a dwelling that was an allowed use in that district.
- It met all the setback requirements.
- He had no issues with this request.

Mr. Witkowski stated:

- Any drainage needed to be properly directed away from any neighbor's property.
- Any outside lighting would need to be downward facing.
- No SEQR was needed as it was a Type II action.

As no one had any issue with this request, a roll call vote was taken. Ayes-5. Nays-0.

SITE PLAN APPLICATION for Candy and Robert Dietrich: Property located at 12869 State Rte. 54. Request to replace existing 20' by 20' barn with a two story 20' by 20' barn.

Ms. Gabel made a motion to accept the site plan application as submitted, seconded by Mr. Serdula.

Mr. Witkowski stated:

- No SEQR was needed as it was a Type II action.
- The request was pretty straight forward.

Mr. Harrop stated he had no issue with this request.

As no one had any issue with this request, a roll call vote was taken. Ayes-5. Nays-0.

COMMUNICATIONS:

Ms. Gabel inquired if there was any news about the Verizon tower.

Mr. Witkowski stated no new information was received back at this time.

As there was no further business, Ms. Gabel made a motion to adjourn the meeting at 7:40PM, seconded by Ms. Kerrick.

Respectfully, Maureen Kurtz